

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roman Close

Brownhills, WS8 7NN

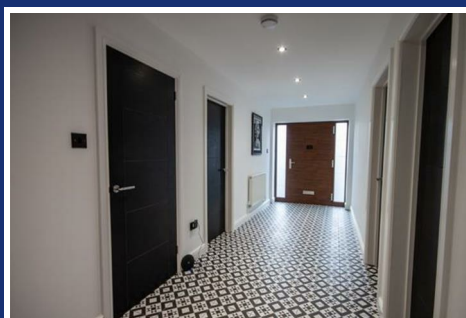
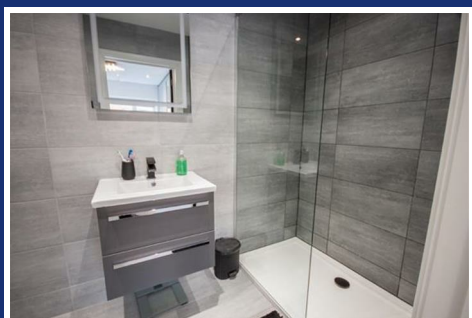
Asking Price £400,000



Council Tax: B



- STUNNING FREEHOLD DETACHED BUNGALOW
- LOUNGE WITH VAULTED CEILING & BI-FOLD DOORS
- TWO LUXURY FITTED SHOWER ROOMS
- SEALED UNIT DOUBLE GLAZING
- WIDE DRIVEWAY PARKING FOR SEVERAL CARS
- THREE BEDROOMS
- STUNNING KITCHEN WITH APPLIANCES
- GAS RADIATOR CENTRAL HEATING
- BURGLAR ALARM & CCTV SYSTEM
- ENCLOSED REAR GARDEN WITH GAMES ROOM



Hunters Burntwood are pleased to offer For Sale this remodelled and extended freehold detached bungalow which has the benefit of sealed unit double glazing, gas radiator central heating, burglar alarm and CCTV system. Internal Viewing is highly recommended to appreciate the beautifully appointed accommodation which comprises: wide entrance hall, open plan lounge, dining and kitchen with appliances, three bedrooms (two with bespoke fitted wardrobes, bedroom 3/office, luxury fitted en-suite & family shower room. Outside is a wide tarmac drive for the front and enclosed low maintenance rear garden with Hot tub room & games room.

#### HALL

21'1" x 6,0" (6.43m x 1.83m,0.00m)  
fitted with a bespoke Aluminium front entrance door, radiator, inset ceiling spotlights, ceramic tiled floor, coats cupboard and ceiling hatch to the roof space.

#### OPEN PLAN LIVING ROOM/KITCHEN

##### KITCHEN

17'11" x 12'9" (7'8"min) (5.46m x 3.89m (2.34mmin))  
fitted with a matching range of base, drawer and wall mounted units, Quartz work surfaces incorporating a sink with mixer tap, integrated washing machine & dishwasher, Island unit with breakfast bar, space for gas range cooker with cooker hood above, space for an American fridge freezer, ceramic tiled splashbacks, cupboard containing the Worcester Bosch combi boiler, inset ceiling spotlight and a black horizontal radiator.,

##### LOUNGE

15'2" x 12'1" (4.62m x 3.68m)  
feature media wall with inset TV space & log effect electric fire, vaulted inset ceiling spotlights, 2 roof lights, sealed unit double glazed bifold doors with sealed unit double glazed windows above and 2 horizontal radiators.

#### BEDROOM 1

10'10" x 9'1" (3.30m x 2.77m)  
fitted with a sealed unit double glazed front window, radiator, inset ceiling spotlights, bespoke fitted wardrobes with hanging rail and shelving,

#### EN-SUITE

8'10" x 4'8" (2.69m x 1.42m)  
fitted with a white suite incorporating a walk in shower with rainfall shower head and glass screen, floating vanity unit with inset hand basin and drawers beneath, low flush W.C., full ceramic wall & floor tiling, towel radiator, extractor fan and inset ceiling spotlights.

#### BEDROOM 2

10'10" x 7'11" (3.30m x 2.41m)  
with a sealed unit double glazed front window, radiator, bespoke fitted wardrobes with hanging rail & shelving, inset ceiling spotlights,

#### BEDROOM 3/OFFICE

10'8" x 7'11" (3.25m x 2.41m)  
with a sealed unit double glazed rear door, radiator and inset ceiling spotlights.

#### SHOWER ROOM

8'5" x 4'6" (2.57m x 1.37m)  
fitted with a white suite incorporating a walk-in

shower cubicle, rainfall shower head and flexi hose and glass screen, floating vanity unit with inset hand basin and drawers beneath, low flush W.C., chrome towel rail, full ceramic wall & floor tiling, extractor fan and inset ceiling spotlights.

## OUTSIDE

to the front of the property there is a tarmac drive with brick paved edging and security bollards, to the rear the garden is enclosed by fencing and has a porcelain slabbed patio. exterior light, cold water tap, porcelain slabbed side access and astro turfed area,

## GAMES ROOM

20'2" x 11'2" min (6.15m x 3.40m min)

2 electric radiators, inset ceiling spotlights, laminate floor, Bar Area with granite work surface and bottle racks. (Glass fronted fridge available by separate negotiation)

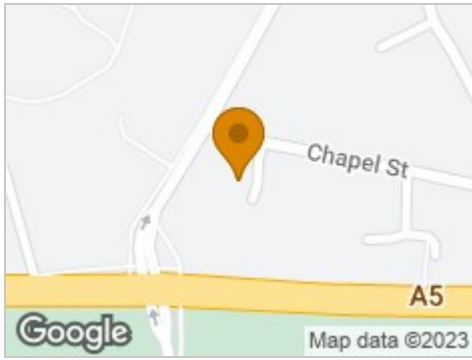
## HOT TUB ROOM

11' 3 x 8'7" (3.35m 0.91m x 2.62m)

Built to house a hot tub and having a hand basin with cupboard, wall shower unit and tiled floor. (Hot Tub available by separate negotiation)



## Road Map



## Hybrid Map



## Terrain Map



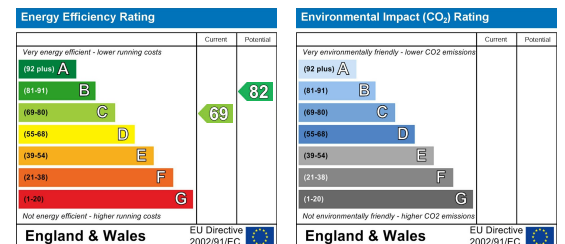
## Floor Plan



## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.